

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
LEWISVILLE LAKEWOOD HILLS HOMEOWNERS' ASSOCIATION,
INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of LEWISVILLE LAKEWOOD HILLS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Lewisville Lakewood Hills Homeowners Association, Inc. (the “*Declaration*”), was filed on September 21, 2017, and is recorded as Instrument No. 116573 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this amendment to the Management Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivisions**. The subdivision is known generally as Lewisville Lakewood Hills Homeowners Association, Inc., and the plats for said subdivision are denominated as follows: Lewisville Lakewood Hills Homeowners Association.

2. **Name and Mailing Address of the Association**. The name of the Association is Lewisville Lakewood Hills Homeowners Association, Inc., The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.

3. **Recording Data for the Subdivision**. The recording data for each plat in the subdivision is described as follows: Lakewood Hills East Addition, Phase I Filed of Record in the Official Records of Denton County as Document No. 2017-273 in Denton County, Texas. Lakewood Hills East Addition, Phase II Filed of Record in the Official Records of Denton County as Document No. 2020-429 in Denton County, Texas. Lakewood Hills South Addition Filed of Record in the Official Records of Denton County as Document No. 2016-26 in Denton County, Texas. Lakewood Hills West Addition, Phase I Filed of Record in the Official Records of Denton County as Document No. 2015-436 in Denton County, Texas. Lakewood Hills West Addition, Phase II Filed of Record in the Official Records of Denton County as Document No. 2021-84 in Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 136707 in the Official Public Records of Denton County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Essex Association Management L.P., 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association's website may be found at lewisvillelakewoodhillshoa.com.

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Managing Agent at resaleteam@essexhoa.com.

[Signature Page to Follow]

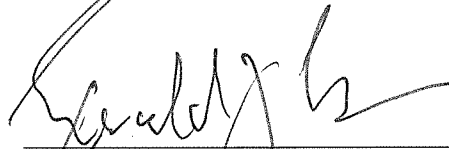
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**LEWISVILLE LAKEWOOD HILLS
HOMEOWNERS ASSOCIATION, INC.**

a Texas non-profit corporation

By:



Ron J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent

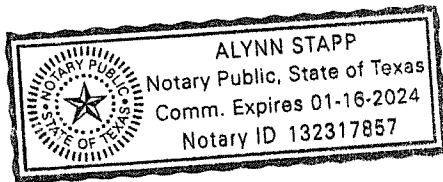
STATE OF TEXAS §

§

COUNTY OF DALLAS §

§

This instrument was acknowledged before me on the 20 day of October, 2022, by Ron J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Lewisville Lakewood Hills Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas